

Construction Environmental Management Plan (CEMP)

Change of Use: Cinema (Sui Generis) → 40 One-Bedroom Apartments (Use Class C3)
with associated car parking and landscaping

Site: Allbar Sports, Trinity Lane, Hinckley, Leicestershire, LE10 0BH

Planning Application Ref: 23/01182/FUL (Condition – Construction Environmental Management Plan)

Date: 25 October 2025

Developer / Principal Contractor: Wigston Estates Ltd

Principal Designer: Storm Design

Primary Contact: 

This CEMP is submitted to Hinckley & Bosworth Borough Council to discharge the planning condition requiring a Construction Environmental Management Plan, in accordance with Policies DM7 (Pollution & Contamination) and DM10 (Design & Amenity) of the adopted Site Allocations & Development Management Policies DPD (2016).

1. Purpose

This Construction Environmental Management Plan (CEMP) sets out the management arrangements, controls and monitoring that will be implemented to prevent or minimise adverse effects on amenity and the environment during construction. It covers dust, odour, noise, vibration, smoke, lighting, waste, water protection and land contamination, and establishes procedures for monitoring and complaint handling.

2. Scope of Works

Conversion and refurbishment of the former cinema to create 40 one-bedroom apartments, with associated car parking and landscaping. The works comprise internal strip-out, removal of redundant internal steel members, construction of a new internal supporting frame, services installation, façade repair, roof works, and selective external demolition to the rear wall.

3. Roles and Responsibilities

Client / Developer: Wigston Estates Ltd

Principal Contractor: Wigston Estates Ltd

Principal Designer: Storm Design

Site Manager (24/7 contact): Nathaniel Chima (Director), Email: wigstonestates@hotmail.com

Environmental Lead: Site Manager responsible for day-to-day implementation of this CEMP and RAMS compliance.

4. Programme and Working Hours

Core hours: Monday–Friday 07:30–18:00; Saturday 09:00–14:00; no works on Sundays or Bank Holidays. High-impact tasks such as external rear wall demolition will be undertaken mid-day, typically between 10:00–16:00, to minimise disturbance. Any out-of-hours works will be agreed in advance with the LPA.

5. Site Setup, Security and Welfare

The site will be secured using the existing building envelope and lockable gates. Scaffolding erected within the site boundary will be enclosed with fine-grade debris mesh to contain dust. Welfare facilities, including toilets, hand-washing, drying and canteen areas, will be provided and maintained in accordance with CDM 2015.

6. Logistics, Deliveries and Banksman Control

All HGV and waste vehicles will be pre-booked and scheduled to avoid peak hours (09:30–15:30). A trained banksman will supervise all large vehicle movements at the Trinity Lane entrance. Reversing will be minimised and only carried out under banksman direction. Temporary cones or signage will be used where necessary. Vehicles will not queue on the public highway. Wheel checks will be undertaken before leaving site.

7. Dust and Air Quality Management

All external openings will be cut using water-fed diamond saws or water-suppressed cutting tools to reduce dust. Internal works will remain within the existing building envelope, which naturally limits dust and noise. Boundary scaffolding will be enclosed with fine-grade mesh sheeting. Demolition materials will be directed into enclosed skips using scaffold bin chutes. No dry sweeping will occur; damp sweeping or M-class vacuums will be used. Visual monitoring will be carried out daily and misting will be deployed if dust is visible. Burning of waste is strictly prohibited.

8. Noise and Vibration Control

Noisy activities will be concentrated inside the structure where possible, using the existing masonry to screen sound. Modern, silenced plant will be used, with engines switched off when not in use. External demolition will

be carried out between 10:00–16:00. If any noise complaints are received, noise levels will be checked and working methods reviewed.

9. Odour, Smoke and Lighting

Only low-odour, water-based products will be used where possible. Burning of waste is not permitted. Temporary lighting will be directional and positioned to avoid light spill into neighbouring properties.

10. Structural Works and Stability Control

A new internal structural frame will be constructed within the existing building to provide permanent support to the external shell before any existing internal steel members are removed. The new frame will be installed in phases, tied into the existing structure as works progress, ensuring that stability is maintained at all times. Once sections of the new frame are complete and verified, the corresponding existing internal steels will be carefully removed in a controlled sequence. All removals will be supervised by the Site Manager and carried out using appropriate lifting equipment, including a mini spider crane, under a written lifting plan prepared by a competent Appointed Person. External steels will remain in place and supported using acrow props or strongboys as necessary until the new frame provides full load-bearing continuity. All propping will be checked daily and after any event likely to affect stability. All cutting and separation of steelwork or masonry will be undertaken with water suppression and local extraction to control dust, with exclusion zones maintained throughout.

11. Rear Wall Demolition

The rear wall will be dismantled in a controlled sequence from scaffolding erected entirely within the site boundary. The scaffold will be fully enclosed with fine-grade debris mesh sheeting to prevent any dust or debris migration beyond the site. Demolition materials will be lowered directly via scaffold-mounted bin chutes into enclosed skips positioned immediately below, minimising manual handling and airborne dust. Skips will be covered when not in use and removed from site frequently to maintain capacity and cleanliness. During masonry removal, water misting and damping-down will be applied continuously to suppress dust at source. Works will be carried out between 10:00 and 16:00 within the permitted site hours to limit disturbance. Residents in the vicinity will be notified in advance of these works, with contact details for the Site Manager provided to address any queries or concerns promptly.

12. Water, Drainage and Spill Control

Fuels, oils and chemicals will be stored in locked, bunded containers with capacity exceeding 110 percent of the largest vessel. Spill kits will be located near all storage areas and at work fronts. Drain inlets will be protected using sediment traps or socks. Any pollution incident will trigger immediate containment and notification to the LPA or Environment Agency.

13. Monitoring and Complaints Procedure

The Site Manager will undertake daily checks to monitor dust, noise and boundary condition. Complaints can be made directly to the Site Manager or via email to wigstonestates@hotmail.com. All complaints will be logged and investigated within 24 hours, with any necessary corrective action implemented.

14. Emergency Preparedness

An emergency contact list and site address will be displayed at the site entrance and welfare areas. First aiders will be appointed, and fire extinguishers will be located throughout welfare and active work areas. In the event of a pollution incident, works will cease immediately, the source contained, and relevant authorities notified.

15. Review and Update

This CEMP will be reviewed monthly and updated following any significant change in work methods or personnel. Any revisions that affect environmental controls will be provided to the Local Planning Authority.

16. Compliance Statement

This CEMP has been prepared to discharge the planning condition attached to Planning Application Ref: 23/01182/FUL and demonstrates compliance with Policies DM7 (Pollution & Contamination) and DM10 (Design & Amenity) of the Hinckley & Bosworth DPD (2016).

This CEMP has been reviewed and signed by N. Chima, Director of Wigston Estates Ltd (wigstonestates@hotmail.com), as the authorised representative of the Developer and Principal Contractor.